



PLANNING COMMISSION AGENDA

Wednesday, March 26, 2008

5:00 p.m. STUDY SESSION

Green Vision/Develop City Policy

ROOM LOCATION T-332

6:30 p.m. General Plan & Regular Meeting

Council Chambers

First Floor, City Hall Wing

200 East Santa Clara Street
San José, California

Ash Kalra, Chair

Randi Kinman, Vice-Chair

Xavier Campos Lisa Jensen
Matt Kamkar Christopher Platten
Jim Zito

Joseph Horwedel, Director
Planning, Building and Code Enforcement

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you requested such an accommodation please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good evening, my name is **Ash Kalra** and I am the Chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission Public Hearing of **Wednesday, March 26, 2008**. Please remember to turn off your cell phones and pagers. Parking ticket validation machines for the garage under City Hall are located at the rear of the Chambers.

If you want to address the Commission, **fill out a speaker card (located on the table by the door, on the parking validation table at the back, and at the bottom of the stairs near the Audio-Visual Technician. Deposit the completed card in the basket near the Planning Technician. Please include the agenda item number (not the file number) for reference. Example: 4.a., not PD06-023.**

The procedure for this hearing is as follows:

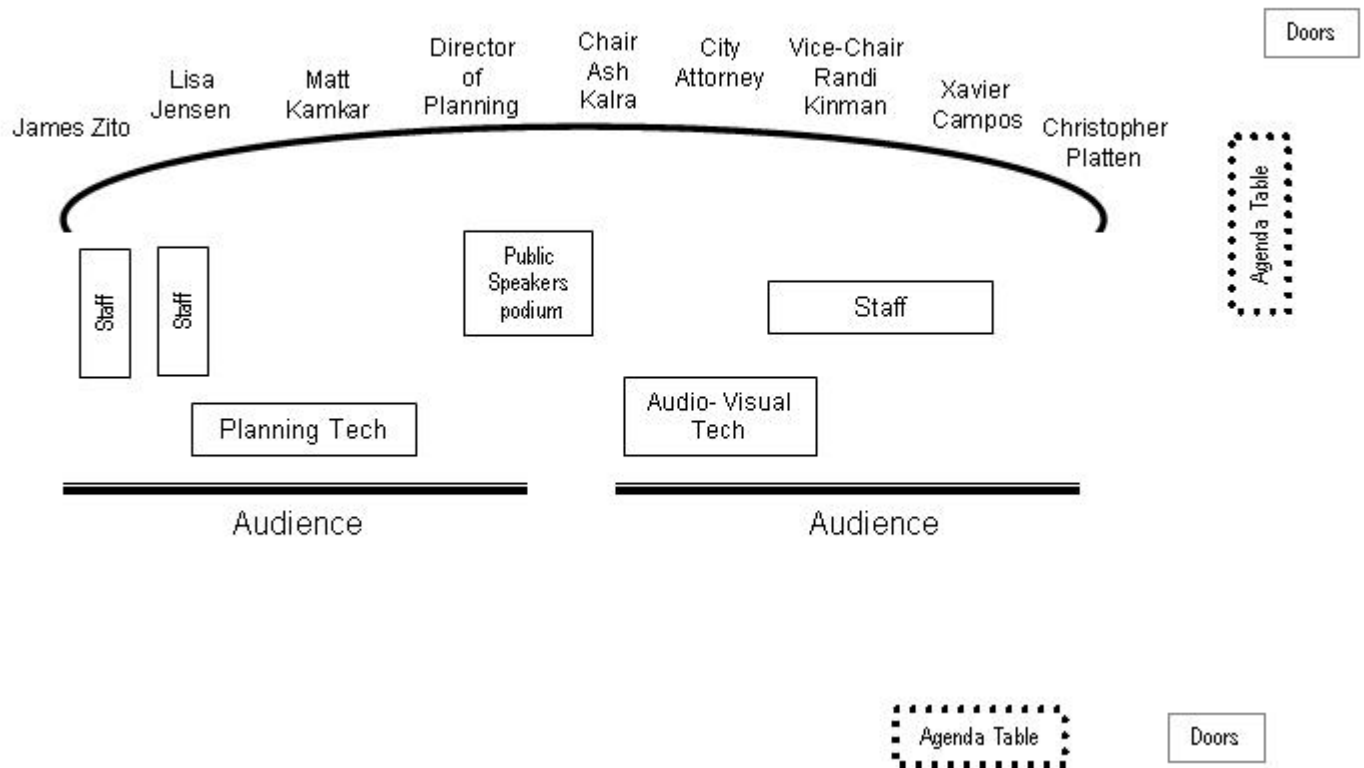
- After the staff report, applicants and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Commission's action on rezoning, prezonings, General Plan Amendments and Code Amendments is advisory only to the City Council. The City Council will hold public hearings on these items. Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezonings and prezonings. The Planning Commission's action on Conditional Use Permit's is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

Note: If you have any agenda questions, please contact Carmen Stanley at (408) 535-7856 or email carmen.stanley@sanjoséca.gov

The Planning Commission is a seven member body, appointed by the City Council, which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The recommendations to the Council regarding land use development regulations include, but are not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and acts as an appellate body for those persons dissatisfied with the Planning Director's decisions on land use and development matters. The Commission certifies the adequacy of Environmental Impact Reports.



The San José Planning Commission generally meets every 2nd and 4th Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at www.sanJoseca.gov/planning/hearings/planning_com.asp.

Audio for the Planning Commission hearings are recorded and broadcast live. To listen to live audio broadcast or to listen to past hearing recordings go to the Internet website: http://sanJose.granicus.com/ViewPublisher.php?view_id=17#planningCommission.

If you have any questions, please direct them to the Planning staff at (408) 535-7800. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

AGENDA

ORDER OF BUSINESS

1. ROLL CALL

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

- a. Consideration of Planning Commission Agenda management and length of public hearing concerns and determination on whether to proceed with remaining agenda items past 11:00 p.m., continue this hearing to a later date certain, or defer remaining items to the next regularly scheduled Planning Commission meeting date. To be heard by the Planning Commission no later than 11:00 p.m.
- b. **PDC07-017**. Planned Development Rezoning to allow the demolition of existing structures and the construction of 39 single-family attached residential and 2 live/work lofts on a 0.91 gross acre site located on the west side on Lincoln Avenue extending from West San Carlos Street to the south and Pacific Avenue to the north, excluding the northwest corner of West San Carlos and Lincoln Avenue (James & Tina Jean, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, S.MALLICK*

Staff Recommendation:

Defer to 04/09/2008

- c. **CP06-071**. Conditional Use Permit to demolish an existing 2,100 square foot gas station building and associated fueling canopy, and to construct a 3,200 square foot gas station, convenience store, car-wash, and new canopy on a 0.64 gross acre site in the CP Pedestrian Commercial Zoning District, located on the northeast corner of Berryessa Road and Lundy Avenue (1715 BERRYESSA RD) (Thuong Van Lam, owner). Council District 4. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.DAVIDSON*

Staff Recommendation:

Defer to 04/09/2008

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. [CP07-095](#). Conditional Use Permit to allow a parking establishment, off street, on a 0.6 gross acre site for private school parking in the R-1-8 Single-Family Residence Zoning District, located on north side of W. Hedding Street, approximately 170 feet east of Elm Street (839, 845 & 859 W HEDDING ST) (Bellarmine College Preparatory, Owner). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, E.SCHREINER*

Staff Recommendation:

Approve a Conditional Use Permit to allow a parking establishment, off-street, on a 0.6 gross acre site for private school parking in the R-1-8 Single-Family Residence Zoning District as recommended by staff.

- b. [CP07-062](#). Conditional Use Permit request to allow a private club and banquet facility uses on a 0.26 gross acre site in the CP-Pedestrian Commercial Zoning District located on the north side of Shamrock Drive, approximately 250 feet westerly of South Bascom Avenue (2211 Shamrock Drive)(Santa Maria Association/De Calosa Inc, Owner). Council District 9. SNI: None. CEQA: Exempt. *PROJECT MANAGER, S.MALLICK*

Staff Recommendation:

Approve a Conditional Use Permit to allow a private club and banquet facility uses on a 0.26 gross acre site in the CP-Pedestrian Commercial Zoning District as recommended by staff.

- c. [CP07-065](#). Wireless - Conditional Use Permit to install a slimline monopole 60-foot in height , with associated ancillary equipment shelter at Fire Station No. 13, on a 1.79 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Pearl Avenue, opposite the terminus of Knollfield Way (4380 PEARL AV)(City Of San Jose Redv Agcy, Owner). Council District 9. SNI: None. CEQA: Exempt. *PROJECT MANAGER, S.SAHA*

Staff Recommendation:

Approve a Conditional Use Permit to install a slimline monopole 60-foot in height, with associated ancillary equipment shelter at Fire Station No. 13 as recommended by staff.

- d. [CP07-080 & ABC07-008](#). Conditional Use Permit and Determination of Public Convenience and Necessity to allow off-sale of alcoholic beverages at a retail store/patron lounge on a 1.3 gross acre site in the DC Downtown Primary Commercial Zoning District, located on the east side of South 2nd Street, approximately 550 feet northerly of East San Carlos Street (101 PASEO DE SAN ANTONIO)(San Jose Redevelopment Agency, Owner). Council District: 3. SNI: None. CEQA: Exempt. *PROJECT MANAGER, E.SAMONSKY*

Staff Recommendation:

Approve a Conditional Use Permit and Determination of Public Convenience and Necessity to allow off-sale of alcoholic beverages at a retail store/patron lounge as recommended by staff.

- e. [CPA03-033-01](#). Conditional Use Permit Renewal to allow a time extension of an existing tow yard facility on a 1.7 gross acre site in the HI Heavy Industrial Zoning District, located at the southwest terminus of Stockton Avenue and Vermont Street (1025 STOCKTON AV)(Alves Alongi Properties, Owner). Council District 3. SNI: None. CEQA: Reuse of a Negative Declaration. *PROJECT MANAGER, C.BURTON*

Staff Recommendation:

Approve a Conditional Use Permit Renewal to allow a time extension of an existing tow yard facility as recommended by staff.

- f. [CPA95-074-01 & ABC06-013](#). Conditional Use Permit and Determination of Public Convenience and Necessity to allow off-sale of alcoholic beverages at an existing gas service station on a 0.47 gross acre site in the CP Commercial Pedestrian Zoning District, located on southeast corner of Hedding Street and Coleman Avenue (890 COLEMAN AV)(Mhcb Usa Leasing & Fin Corp, Owner). Council District 3. SNI: None. CEQA: Incomplete. *PROJECT MANAGER, L.MCMORROW*

Staff Recommendation:

Recommend denial of a Conditional Use Permit and Determination of Public Convenience and Necessity to allow off-sale of alcoholic beverages at an existing gas service station as recommended by staff.

The following items are considered individually.

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. [PDC06-018](#). Planned Development Rezoning from CN Commercial Neighborhood Zoning District to A(PD) Planned Development Zoning to allow up to 6 single-family detached residences on a 0.69 gross acre site, located on the north side of Michigan Avenue approximately 350 feet easterly of North 1st Street (Schulman, Bennie and Linda S, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, L.MCMORROW*

Staff Recommendation:

Recommend approval of a Planned Development Rezoning from the CN-Commercial Neighborhood Zoning District to A(PD) Planned Development Zoning to allow up to 6 single-family detached residences as recommended by staff.

- b. [PDC07-075](#). Planned Development Rezoning from R-1-5(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow a second unit containing 1,034 square feet on a 0.56 gross acre site, located on the north side of Redmond Ave, approximately 150 feet east of Moss Oak Wy (11819 REDMOND AV) (Mancuso, Albert S and Clara L, Owners). Council District 10. SNI: None. CEQA: Exempt. *PROJECT MANAGER, E.SAMONSKY*

Staff Recommendation:

Recommend approval of a Planned Development Rezoning from the R-1-5(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow a second unit containing 1,034 square feet on a 0.56 gross acre site as recommended by staff.

- c. [PDC07-080](#). Planned Development Rezoning from the IP - Industrial Park Zoning District to the A(PD) Planned Development Zoning District to allow up to 239 single-family attached residences and 6,000 square feet of commercial uses on a 2.86 gross acre site, located on the northeast corner of Baypointe Parkway and Tasman Drive (166 Baypointe Py) (William H and Leila A Cilker Trustee, Owner; Trammell Crow Residential, Developer). Council District 4. SNI: None. CEQA: Addendum to North San José EIR. *PROJECT MANAGER, J.BATY*

Staff Recommendation:

Recommend approval of a Planned Development Rezoning from the IP- Industrial Park Zoning District to the A(PD) Planned Development Zoning District to allow up to 239 single-family attached residences and 6,000 square feet of commercial uses on a 2.86 gross acre site as recommended by staff.

5. OPEN PLANNING COMMISSION HEARING ON GENERAL PLAN AMENDMENTS

6. GENERAL PLAN CONSENT CALENDAR

- a. [GP07-03-03/GPT07-03-03](#). General Plan Land Use/Transportation Diagram and Text amendment request to change the Land Use/Transportation Diagram designation and to revise Appendix E of the General Plan to upgrade Coleman Avenue from Minor Arterial (80 -106 feet) to Major Arterial (115 -130 feet) between Hedding Street to Autumn Street. Council District: 3. SNI: N/A CEQA: EIR Resolution no. 72767 adopted June 21, 2005. *PROJECT MANAGER, A.TAI*

Staff Recommendation:

Consider the Environmental Impact Report in compliance with CEQA.
Recommend approval of the General Plan Land Use/Transportation Diagram and text amendment request to change the Land Use/Transportation Diagram designation and to revise Appendix E of the General Plan to upgrade Coleman Avenue from Minor Arterial (80-106 feet) to Major Arterial (115-130 feet) from Hedding Street to Autumn Street as recommended by staff.

- b. [GP08-08-01/GPT08-08-01](#). General Plan Land Use/Transportation Diagram and Text Amendment request to establish an Airport Influence Area Overlay in the vicinity of the Reid Hillview Airport generally defined as the area bounded by Highway 680 and Lower Silver Creek to the north, Aborn Road to the south, White Road to the east and Highway 101 to the west. (Various, Owners/City of San Jose, Applicant). Council District 5, 7, and 8. SNI: East Valley/680, West Evergreen, and KONA. CEQA: Negative Declaration for Amendments to the Santa Clara County Airport Land Use Commission's Land Use Plan for Areas Surrounding Santa Clara County Airports, adopted by the County of Santa Clara September 7, 2007. *PROJECT MANAGER, A.TAI*

Staff Recommendation:

Consider the Negative Declaration in compliance with CEQA. Recommend approval of the General Plan Land Use/Transportation Diagram and Text amendment to establish an Airport Influence Area Overlay in the vicinity of the Reid Hillview Airport generally defined as the area bounded by Highway 680 and Lower Silver Creek to the north, Aborn Road to the south, White Road to the east, and Highway 101 to the west as recommended by staff.

- c. [GP08-T-04](#). General Plan text amendment request to incorporate into the text of the San Jose 2020 General Plan the US-101/Oakland/Mabury Transportation Development Policy as adopted by City Council Resolution No. 74195. Council District: 3 & 4. SNI: 13th Street. CEQA: EIR Resolution No. 74195.1 adopted December 18, 2007. *PROJECT MANAGER, J. NUSBAUM*

Staff Recommendation:

Consider the Environmental Impact Report in compliance with CEQA. Recommend approval of the General Plan text amendment request to incorporate into the text of the San Jose 2020 General Plan the US-101/Oakland/Mabury Transportation Development Policy as adopted by City Council Resolution No. 74195 as recommended by staff.

7. GENERAL PLAN PUBLIC HEARING CALENDAR

No items.

8. CONTINUE THE PLANNING COMMISSION HEARING FOR THE SPRING 2008 GENERAL PLAN AMENDMENTS TO APRIL 9, 2008

9. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:
- 1) Responding to statements made or questions posed by members of the public; or
 - 2) Requesting staff to report back on a matter at a subsequent meeting; or
 - 3) Directing staff to place the item on a future agenda.

10. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

11. GOOD AND WELFARE

- a. Report from City Council
 - 1) Annual Progress Report on the Implementation of the Housing Element Considered at City Council Hearing
http://www.sanjoseca.gov/clerk/Agenda/031108/031108_02.07.pdf
http://www.sanjoseca.gov/clerk/Agenda/031108/031108_02.07att.pdf
- b. Commissioners' report from Committees:
 - 1) Norman Y. Mineta San José International Airport Noise Advisory Committee (Campos).
 - 2) Coyote Valley Specific Plan (Platten).
 - 3) Parks Funding Subcommittee (Zito).
 - 4) Envision San José 2040 General Plan Update Process (Kamkar).
- c. Review of synopsis for 03/12/08.
- d. Consider Study Session dates and/or topics.

12. ADJOURNMENT

2008 PLANNING COMMISSION MEETING SCHEDULE

Date	Time	Type of Meeting	Location
January 16	6:30 p.m.	Regular Meeting	Council Chambers
January 30	6:30 p.m.	Regular Meeting	W118 & W119
February 13	5:00 p.m.	Study Session <i>Review & Comment: Planning Department Website</i>	Room T-332
February 13	6:30 p.m.	Regular Meeting	Council Chambers
February 27	5:00 p.m.	Study Session <i>CEQA: Reviewing Environmental Impact Reports</i>	Room T-332
February 27	6:30 p.m.	Regular Meeting	Council Chambers
March 12	5:00 p.m.	Study Session <i>North San José</i>	Room T-332
March 12	6:30 p.m.	Regular Meeting	Council Chambers
March 26	5:00 p.m.	Study Session <i>Green Vision/Develop City Policy</i>	Room T-332
March 26	6:30 p.m.	Regular Meeting/General Plan	Council Chambers
April 9	5:00 p.m.	Study Session <i>Riparian Corridor Policy</i>	Room T-332
April 9	6:30 p.m.	Regular Meeting/General Plan	Council Chambers
April 21 (Monday)	5:00 p.m.	Study Session <i>Inclusionary Housing & Housing Element</i>	Room T-332
April 21 (MONDAY)	6:30 p.m.	Regular Meeting/General Plan	Council Chambers
May 7	5:00 p.m.	Study Session <i>Capital Improvement Program</i>	Room T-332
May 7	6:30 p.m.	Regular Meeting	Council Chambers
May 14	6:30 p.m.	Regular Meeting	Council Chambers
May 28	6:30 p.m.	Regular Meeting	Council Chambers
June 11	6:30 p.m.	Regular Meeting	Council Chambers
June 25	6:30 p.m.	Regular Meeting	Council Chambers
July 16	6:30 p.m.	Regular Meeting	Council Chambers
August 6	6:30 p.m.	Regular Meeting	Council Chambers
August 20	6:30 p.m.	Regular Meeting	Council Chambers
September 10	6:30 p.m.	Regular Meeting	Council Chambers
September 24	6:30 p.m.	Regular Meeting	Council Chambers
October 8	6:30 p.m.	Regular Meeting	Council Chambers
October 22	6:30 p.m.	Regular Meeting	Council Chambers
November 5	6:30 p.m.	Regular Meeting	Council Chambers
November 19	6:30 p.m.	Regular Meeting	Council Chambers
December 3	6:30 p.m.	Regular Meeting	Council Chambers
December 10	6:30 p.m.	Regular Meeting	Council Chambers

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.